

NOTICE AND AGENDA  
Apple Valley Utah  
Planning Commission

Public notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold a **Planning Commission Meeting/Hearing on Wednesday, April 24, 2019** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at 6:00 PM. or shortly thereafter. In accordance with state statute, one or more members may be connected via speakerphone.

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

Hearing on the Following:

- A. Public Hearing for Zone Change for parcels AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2; from OST/OSC to PDR and PDC; Jepson Canyon Project; Little Creek Land Company LLC

Discussion and Possible Action

- B. Jepson Canyon Final Plan Review and Recommendation
- C. Jepson Canyon Project; Zone Change for AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2; from OST/OSC to PDR and PDC; Jepson Canyon Project; Little Creek Land Company LLC

Discussion Items:

- D. Garage Ordinance Revision Updates

Adjournment

CERTIFICATE OF POSTING I, Michelle Kinney, as duly appointed Recorder for the Town of Apple Valley, hereby certify that copies of the notice of meeting and agenda were posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov> the Town website [www.applevalleyut.gov](http://www.applevalleyut.gov).

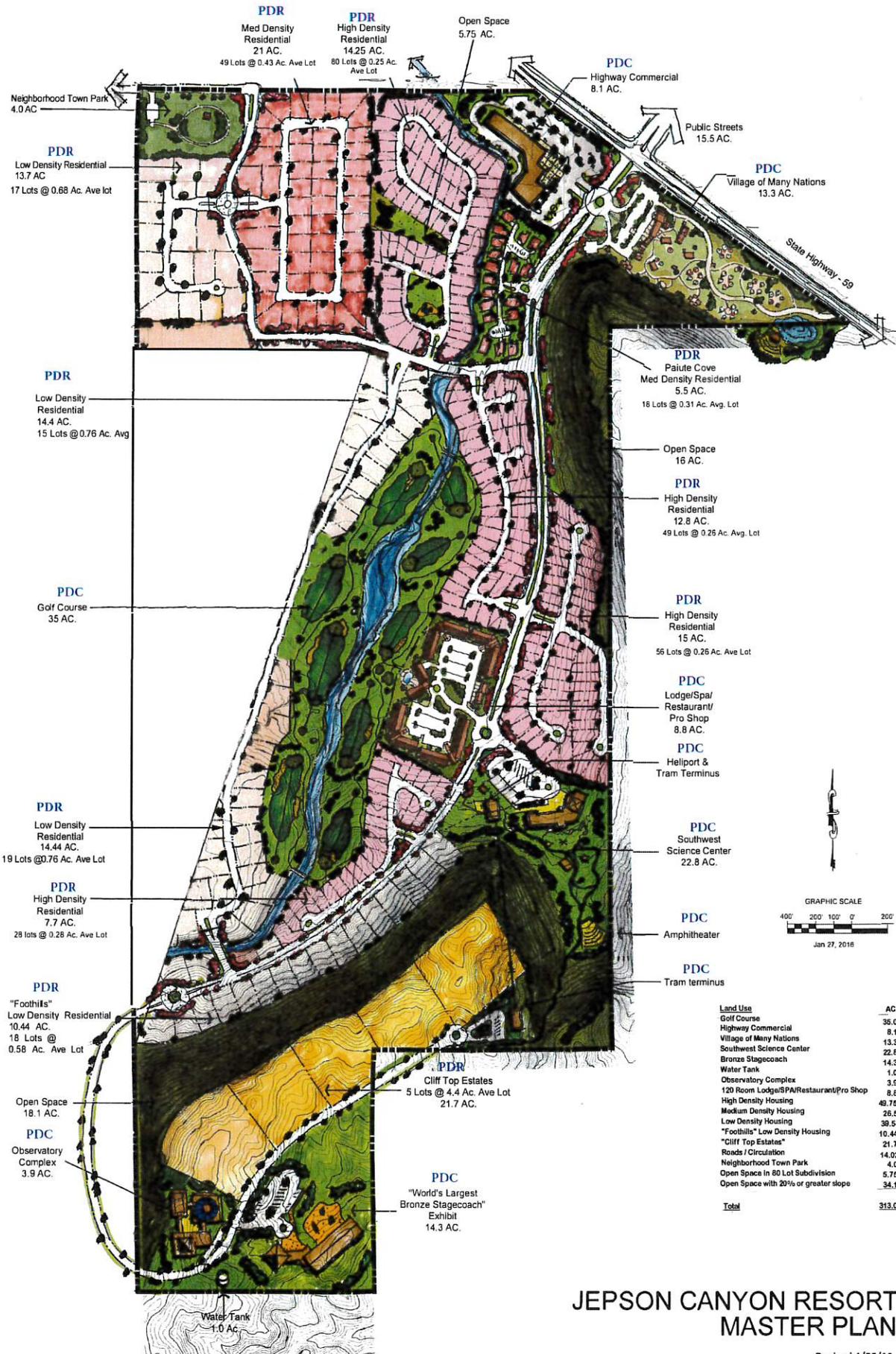
Dated the 23rd day of April, 2019  
Michelle Kinney, Recorder  
Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS. MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should notify Michelle Kinney at 435-877-1190.

**Item Attachment Documents:**

- A. Public Hearing for Zone Change for parcels AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2; from OST/OSC to PDR and PDC; Jepson Canyon Project; Little Creek Land Company LLC



Land Use	AC
Golf Course	35.0
Highway Commercial	8.1
Village of Many Nations	13.3
Southwest Science Center	22.8
Bronze Stagecoach	14.3
Water Tank	1.0
Observatory Complex	3.9
120 Room Lodge/SPA/Restaurant/Pro Shop	8.8
High Density Housing	49.75
Medium Density Housing	26.5
Low Density Housing	39.54
"Foothills" Low Density Housing	10.44
"Cliff Top Estates"	21.7
Roads / Circulation	14.02
Neighborhood Town Park	4.0
Open Space in 80 Lot Subdivision	5.75
Open Space with 20% or greater slope	34.1
<b>Total</b>	<b>313.0</b>

# JEPSON CANYON RESORT MASTER PLAN

Revised 4/22/19

Exhibit B

Little Creek Land Company, LLC / Jepson Canyon Resort Development Company, LLC

List of parcels to be rezoned

AV-1337-A-1-A-1-A

AV-1340

AV-1341

AV-1347

AV-1352

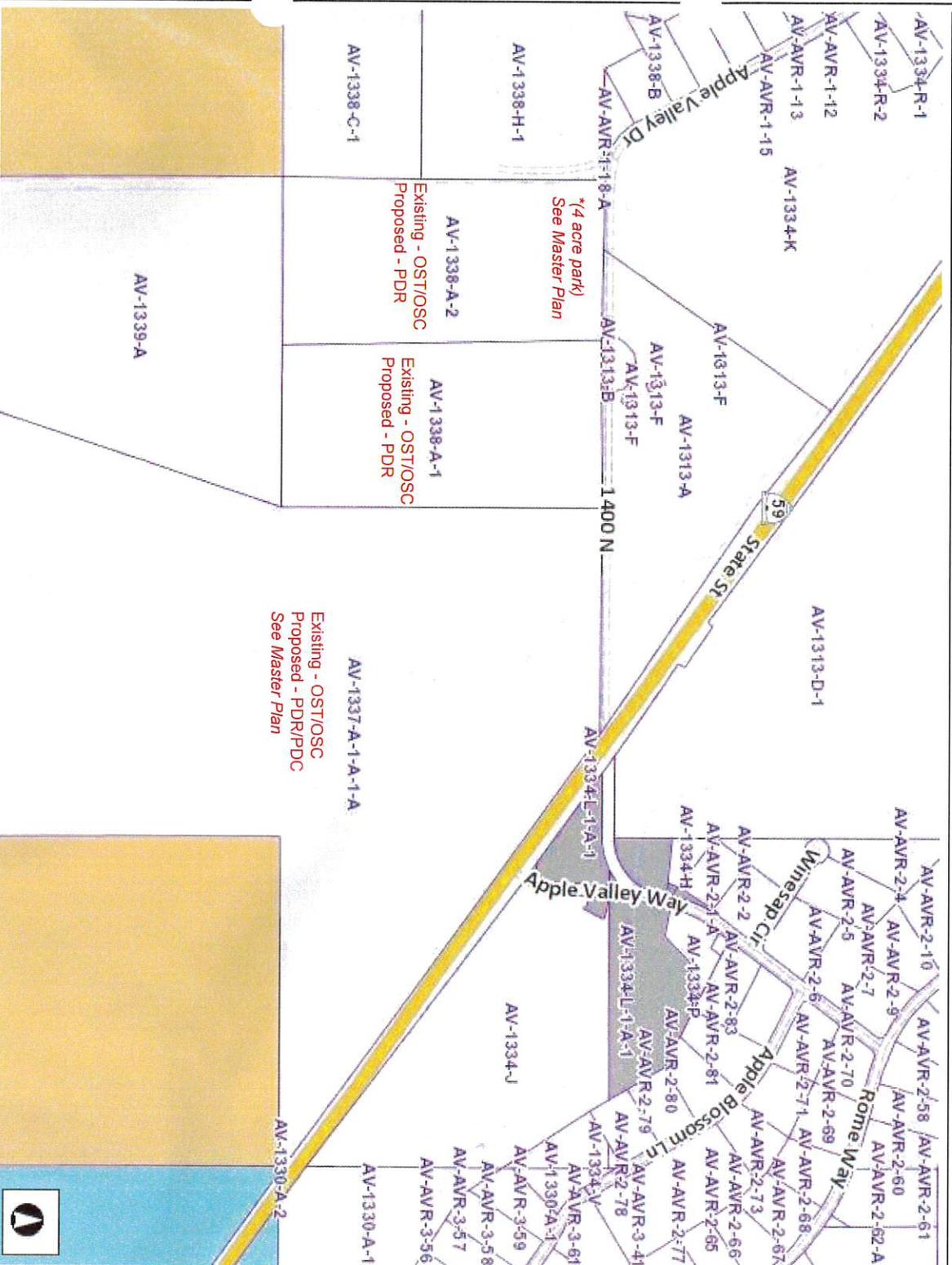
AV-1353

AV-1338-A-1

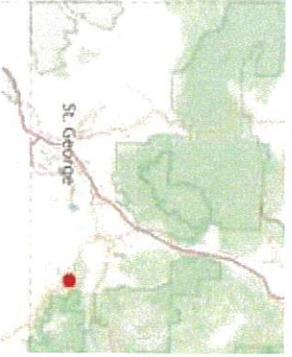
AV-1338-A-2



**Exhibit B- Property map showing existing and proposed zoning classifications**



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



**Legend**

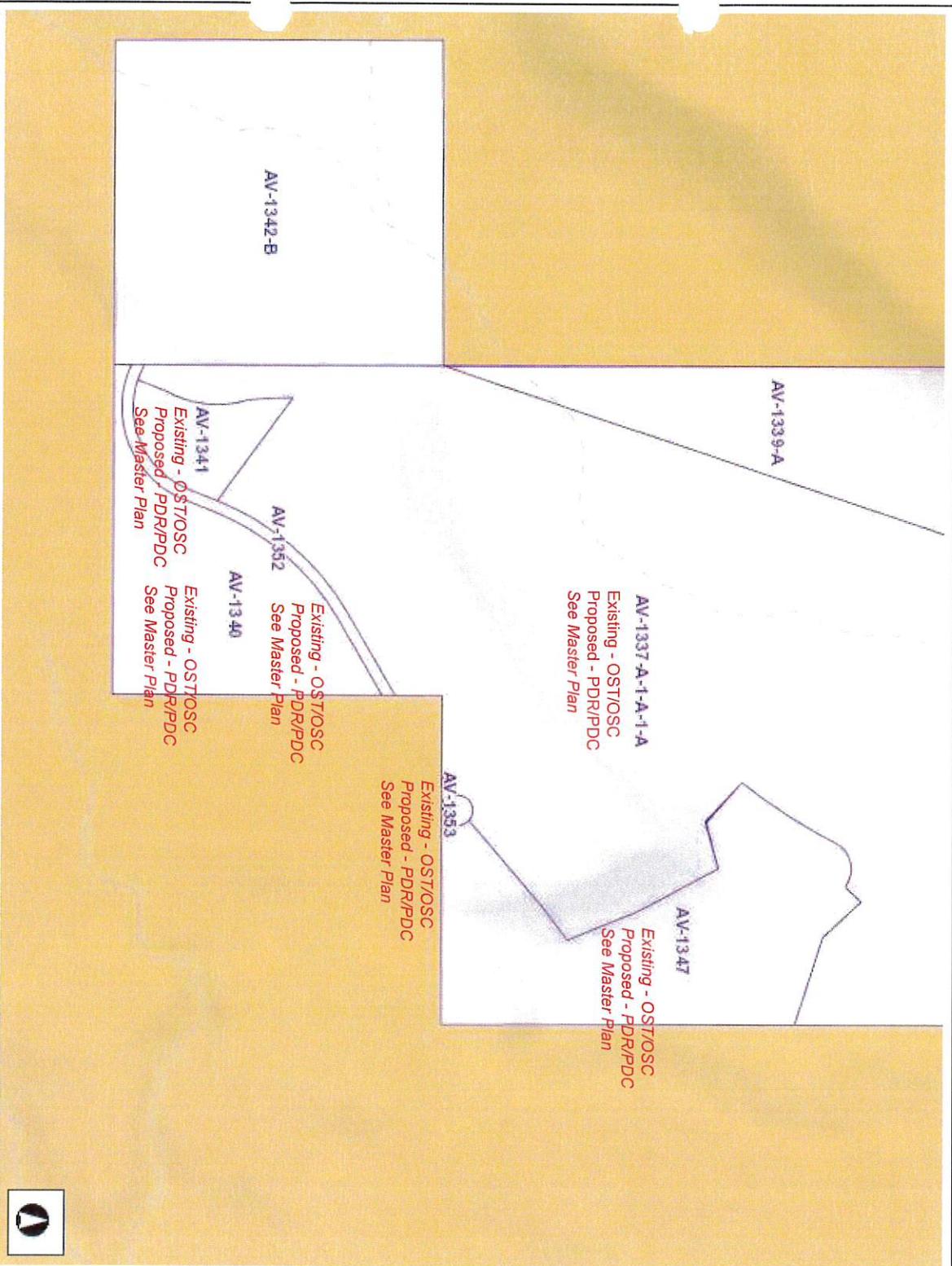
<input type="checkbox"/>	Parcels
	Ownership
	U.S. Forest Service
	U.S. Forest Service Wilderness
	Bureau of Land Management
	Bureau of Land Management Wild
	National Park Service
	Shiwiits Reservation
	Utah Division of Wildlife Resources
	Utah Division of Transportation
	State Park
	State of Utah
	Washington County
	Municipally Owned
	School District
	Privately Owned
	Water
	Water Conservancy District
	State Assessed Oil and Gas
	Mining Claim

**Notes**

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



**Exhibit B- Page 2 - Property map showing existing and proposed zoning classifications**



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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**Legend**

Parcels

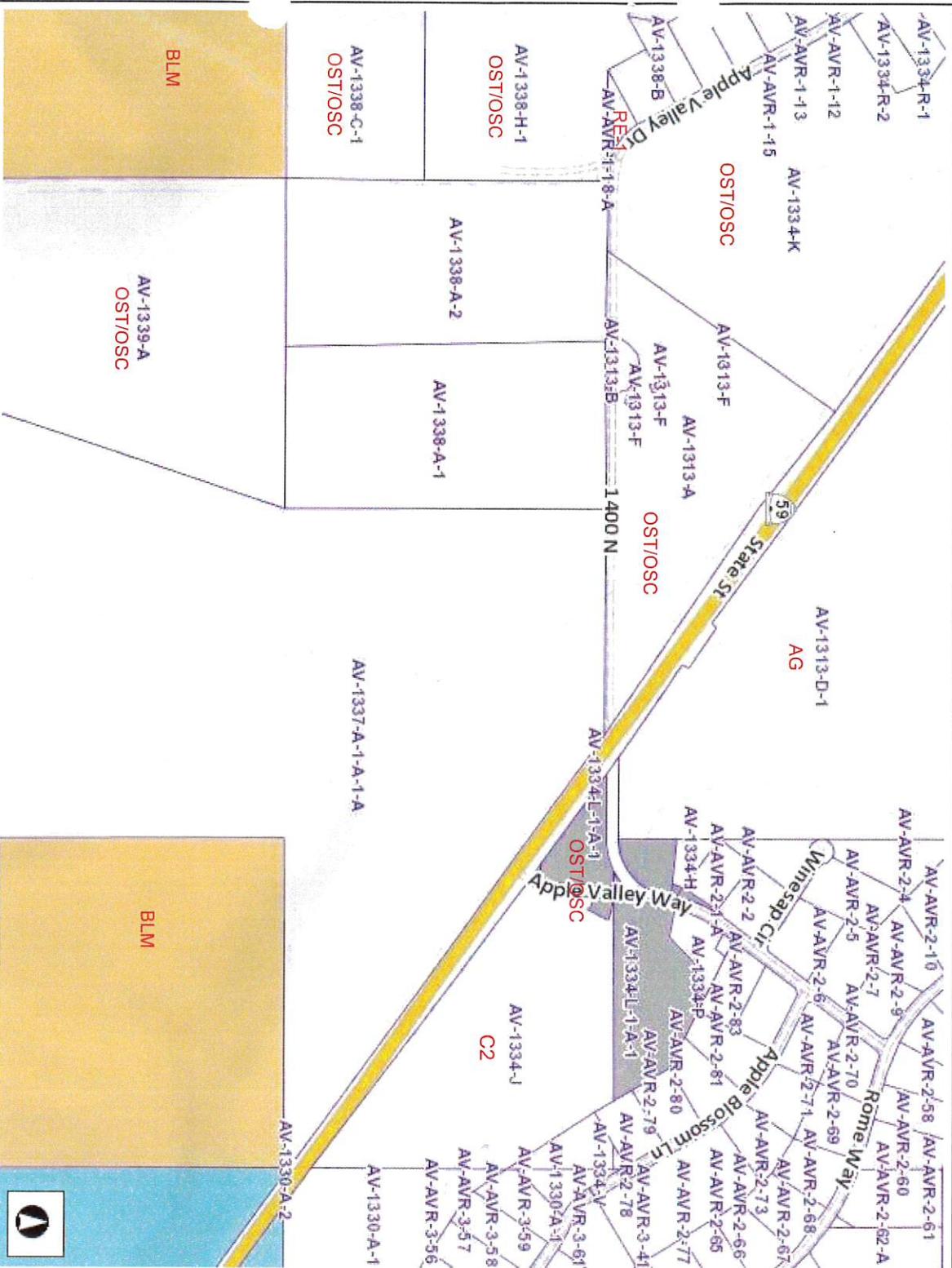
**Ownership**

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

**Notes**

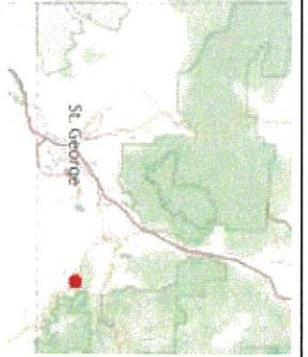


## Exhibit C- All abutting properties showing present zoning classifications



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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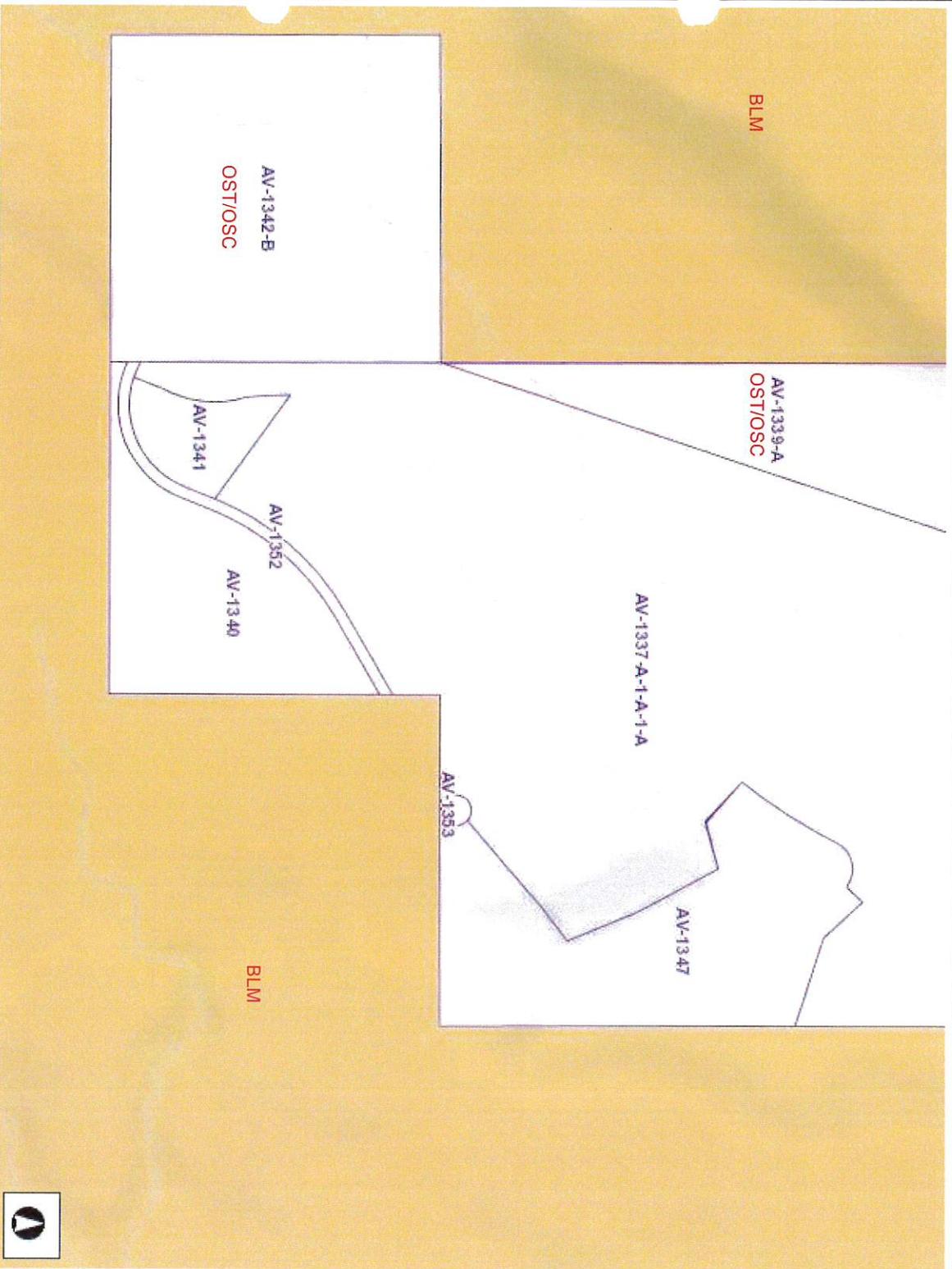
### Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wild
  - National Park Service
  - Shiwiits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

### Notes



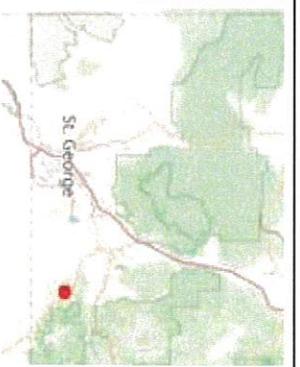
**Exhibit C - Page 2 - All abutting properties showing present zoning classifications**



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**Legend**

- Parcels
- Ownership**
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wild
  - National Park Service
  - Shiwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
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Notes

**Item Attachment Documents:**

D. Garage Ordinance Revision Updates

#### **10.28.240 Limitations On Height, Size And Location Of Garages And Other Accessory Buildings In Residential Zones**

In an effort to avoid the appearance of commercial style buildings in residential zones, and to protect the character and stability of residential neighborhoods, the following requirements for garages and other accessory buildings located in residential zones are provided:

1. Maximum Garage Height:
  1. No detached garage shall be higher than twenty-five feet (25'), measured from finish grade to the highest point of its roof, or higher than the highest point of the roof of the primary building, whichever is less. Exception: Detached garages located a minimum of forty feet (40') from the primary building may be twenty-five feet (25') maximum height regardless of the height of the primary building.
  2. No attached garage shall be higher than the primary building.
2. ~~Number Of Garages: An maximum of one attached and one detached garage may be allowed on each lot in association with a primary residential dwelling unit.~~
3. **B.** Maximum Accessory Building Height: No accessory building, with the exception of detached garages, including agricultural use accessory buildings, shall be higher than fifteen feet (15'), measured from average finished grade, unless a higher finished grade is required by the city for proper drainage, in which case, it will be measured from the finished grade.
4. **C.** Size, Location and Construction of Attached and Detached Garages and other Accessory Buildings in Residential Zones:
  1. The total square footage of any attached garage and non-living space shall not be greater than ~~one-hundred~~<sup>fifty</sup> percent (50%) of the square footage ~~of the footprint~~ of the primary structure, excluding the attached garage.
  2. The total square footage of any detached garage or other accessory building, including agricultural use accessory buildings, shall not be greater than fifty percent (50%) of the ~~footprint~~ <sup>square footage</sup> of the primary structure, including the attached garage. Note: Habitable space located in the attic areas of detached garages shall be included in the total square footage.
  3. The cumulative total square footage of any attached garage, detached garage and all other accessory buildings, including agricultural use accessory buildings, shall not be greater than twenty-five percent (25%) of the rear yard. For the purposes of this section, the "rear yard" is defined as the area located behind the rear wall line of the primary structure. Note: Habitable space located in the attic areas of detached garages or other accessory buildings shall be included in the total square footage.
  4. All garages and other accessory buildings located within ten feet (10') of the primary building shall be considered attached and part of the primary building and the setback requirements applicable to the primary building shall apply.
  5. All garages and other accessory buildings located ten feet (10') or more away from the primary building may be located no less than three feet (3') from the side or rear property line, and no portion of any garage or accessory building, including any roof overhangs, shall be allowed within one foot (1') of any property line.
  6. No detached garage or other accessory buildings shall be located in any required front yard set back area.
  7. All accessory buildings greater than 200 square feet built on less than 5 acres, must be built of the same material, texture and color as the primary structure. Traditional steel buildings are not allowed as an accessory building on lots under 5 acres in size. Animal corals, lien to, run in sheds and shade covers are excluded.